

Arlington Historic District Commissions

July 25, 2013
Whittemore Robbins House

Final & Approved Minutes

Commissioners

Present: D. Baldwin, C. Barry, M. Bush, B. Cohen, J. Worden

Commissioners

Not Present: J. Black, J. Cummings, M. Logan, S. Makowka, J. Nyberg, M. Penzenik,
T. Smurzynski

Guests: R. Johnson, M. Bouton, J. Crispin, D. Rines, A. Pascale, C. Hamilton

1. AHDC Meeting Opens (B. Cohen opened meeting as Chair in the absence of S. Makowka)
8:00pm
2. Appointment of alternate Commissioners – Mt. Gilboa/Crescent Hill District – B. Cohen, D. Baldwin, C. Barry; Jason/Gray District - B. Cohen, D. Baldwin, M. Bush,
3. Approval of draft minutes from June 27, 2013 meetings by D. Baldwin with J. Worden modifications, seconded by C. Barry. Approved unanimously with J. Worden changes
4. Communications
 - a. Application for extension of 23 Water Street COA for solar panels (D. Baldwin monitor)
 - b. Application for 37 Jason Street for solar panel installation (Aug. agenda)
 - c. CONA application for 15 Oak Knoll for windows and doors (S. Makowka to discuss)
 - d. CONA application for 24 Avon Place for window restoration
 - e. CONA application for 188 Pleasant Street for gutter and fascia repair
 - f. CONA application for 24 Russell Street for porch and stairs
 - g. CONA application for 52-54 Westminster for siding repair
 - h. CONA application for 14 Jason Court re: fence
 - i. CONA application for 33 Gray Street re: step repair
 - j. CONA application for 61 Crescent Hill Ave. re: roof repair
 - k. Email re: 41 Crescent Hill Ave. and 15 Oak Knoll to AHC in error
 - l. Emails re: Irving and Jason land purchase (Bouvier)
 - m. B. Cohen received correspondence from neighbors from 14 Wellington Street re: interest in installing fiberglass gutters
 - n. D. Baldwin discussed how people are using CONAs to circumvent a full COA and not doing exactly what is mandated. Davidson property on Mass. Ave. is an example where the corner boards were changed and the drip edge is different from what was there originally. The window trim top board is a little bit more prominent from the façade than it was originally. J. Worden said we need to contact them with grievances.

5. New Business

Hearings (typically last around 20 minutes per application)

8:20pm

1. Formal Hearing re: 109 Westminster Ave. (Rines) for garage replacement. D. Rines and A. Pascale presented drawings and plans for replacing existing garage. Cinderblock above grade, wooden roof with asphalt shingles and stone below grade. Original idea to create larger 1 car garage but architect said there is space to put in a 2 car garage instead. The colors and trim details would match house. Added a Jenkins head roof to match house. J. Worden said he likes the hinges shown on the white door picture and feels it makes it feel more like a barn door appropriate for the period. C. Barry asked if any of the doors could have more windows. B. Cohen said on a garage you don't want longer glass on a garage door. D. Baldwin asked about the upper floors. Peak inside would be 20' – maybe room for a loft above. J. Worden asked about how you would access the loft. The garage doors would be wood. M. Bush asked if they were aware that they had to go for a building variance. This is outside the scope of the Commission and applicants should go to building department for specifics. J. Worden moved to approve the garage construction as submitted be approved except that the fiberglass overlay [Note not sure what he is talking about here. Please confirm.] read wood, the skylight be removed, and instead of 8 horizontal windows as shown on each door, only have have 4 single light windows. Specify to the extent required by the building dept. Hardee plank may be approved though this does not set a precedent (*footnote – see MHC discussion about materials and use of Spanish cedar for long term service of wood). Roofing material to match house roof. Seconded by C. Barry. Voted unanimous. Monitor appointed C. Barry
Documentation Submitted: Application Plans, Plot Plan, Photographs (9 pages)
2. Formal Hearing re: 23 Jason Street for house addition. M. Leary presented plans for an addition at rear of house, approx. 9 x 12 feet in dimension. The intention is to to create porches on back large enough to allow for a second entrance and to be able to use it as an eating porch. Have a small skylight to light internal staircase, which would not be viewable from Jason Street, however it would be viewable from Jason Ct. J. Worden asked if they considered light bulbs. Would like to replace an existing window on the first floor with a single French door – the existing window is a bit wider than standard door, but not quite as wide as a double pair of doors. They want the door so they can enter the garden area. From the inside it is a really nice feature and lets light in to the first floor. The commissioners warned about snowdrifts and warping, security, etc. No objection but just commenting on potential maintenance problems with French doors in general. Architect included recommended products list with submission. All solid wood windows and doors. C. Bush counseled doing a French door with no overhang facing south he would not use Marvin, recommended looking for a better door. Thought that a small eyebrow overhang would help. Suggested coming back with specific plans. Applicant said that they were really focused on getting approval for the porch. The applicant discussed replicating existing brackets on the house on the second floor sleeping porch. Architect suggested brackets on house have a lot of detail and he said it would be extremely expensive to replicate and maybe they should look at lesser detail on back, which would be in keeping with the period. Discussion that monitor would have final say and either work with change or bring it back to Commission for their approval of modifications. Discussion whether the column on the second floor porch should be a square column or match the one below and then not need the brackets. The front porch is also in need of repair – the columns are not original. The existing porch originally had a deck component, so did not

have columns, the existing columns are not original to the house. This is not part of this application and will be dealt in the future. B. Cohen said there are lots of houses that have porches or decks that have changed over the years. House at corner of Lombard Terrace and Wellington has a combination of deck and porch. On second floor, the window will shift location but remain the same size as drawn. D. Baldwin moved approval of plans as submitted and discussed on 7/25/13 with modifications that 1) brackets be removed and 2) have matching turned columns upstairs and downstairs, and 3) proposed French doors no longer be included in the application. Seconded by J. Worden. Unanimous approval. Monitor appointed B. Cohen

Documentation Submitted: Application, Drawings, Plot Plan, Specifications Sheet, Photographs (Total 13 pages)

3. Formal Hearing re: 161 Westminster Ave. for fence installation. Applicants were unable to attend meeting. C. Greeley explained that S. Makowka was unable to issue a CONA for this project because the fence technically started in front of the front façade (at the front porch which is in front of the front façade thus making it ineligible for the CONA). M. Bush moved approval of plans of application as submitted. Seconded by C. Bush. Unanimous approval. S. Makowka appointed monitor

Documentation Submitted: Application, Photos, Plot Plan, Specifications Sheet (Total 16 pages)

4. Formal Hearing re: 17 Irving Street (Parmenter School) for front door replacement and illegal fence installation. M. Bush showed a photo of the front entrance door that is under consideration. There was discussion of the plastic fence that was installed and the removal of the previous simple wood rail fence. D. Baldwin commented that our precedent is to not grant a new permit until any illegal work is corrected. M. Bush said leaving the fence aside they are proposing replacing a steel door with another steel door. The commission suggested that the applicant look at the doors on the Central School on Maple Street. Hearing was continued until next month's meeting.

Documentation Submitted: 2 Pages Emails, Application, Specifications Sheet (Total 5 pages)

5. Informal Hearing re: 272 Broadway (Danielli) for replacement of small gable dormer with a shed dormer on side of house. J. Danielli showed pictures of house and wants to extend dormer to allow room for an expanded bathroom (currently there is little room to stand in the shower). Suggestion to talk with architect to come up with plan that works for space. Commission in agreement with principal of coming up with some type of dormer plan sympathetic to the Greek Revival style of the house.

6. Other Business

- a. Preservation Loan Program Update – J Worden reported that there have been a few applications received recently.
- b. Outreach to Neighborhoods & Realtors – Annual postcard sent to residents
- c. Update of Project List by Commissioners
- d. Discussion regarding Draft Streetscape Recommendations by J. Cummings and D. Baldwin to Master Plan committee. D. Baldwin said Academy Street repaving is happening next Spring. Town listening to Master Plan inputs by the Commission. C. Greeley will send out draft to Commissioners

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon,

nor a formal decision made the night of the presentation

- a. Solar Panel Installations Error by Building Dept. – 15 Oak Knoll
- b. Representative from 80-82-84 Pleasant Street attended to get a feel of working with Commission. All fascia and gutters, some of soffits and fascia are gone as well. Will be coming in at future date
- c. D. Baldwin asked for input on changing concrete stairs (not original) back to wood, except for bottom step to be granite to avoid rot. Will come in for formal hearing next month.
- d. B. Cohen said re: 15 Oak Knoll we will ask them to come in for a formal hearing and not grant any permits until in compliance.
- e. M. Bush moved that the commission send a letter to applicant for 734-736 Mass. Ave. that work has taken place outside the scope of the CONA issued and request the building department to issue a stop work order until such time as they make an appropriate application and receive approval from the Commission. Seconded by J. Worden. Unanimous approval to send notification.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
3. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
4. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
5. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
6. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
7. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
8. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
9. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
10. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
11. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
12. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
13. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
14. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
15. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
16. 393-395 Mass. Ave. (Barkan – 08-45B) – Makowka - 10 Day COA (Shutters)
17. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
18. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
19. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
20. 160 Westminster Ave. (Jackson – 09-12M) – Makowka – COA (Addition Revision)
21. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
22. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
23. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
24. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
25. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
26. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
27. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
28. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
29. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Makowka – COA (Porch)
30. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair)
31. 10 Montague Street (Jirak – 10-07M) – Makowka – COA (Railings)

32. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
33. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
34. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
35. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
36. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
37. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)
38. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
39. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)
40. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
41. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)
42. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View)
43. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts)
44. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
45. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
46. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
47. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail)
48. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence)
49. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim)
50. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles)
51. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
52. 69 Crescent Hill Ave. (Bush-Sheldon – 11-09M) – Makowka (Siding-Deck-Windows)
53. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck)
54. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing)
55. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
56. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed)
57. 35 Jason Street (Lynch – 11-22J) – Makowka – COA (Rear Deck and Addition)
58. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
59. 157 Lowell Street (Stevens – 11-32M) – Makowka – CONA (Fence)
60. 20 Russell Street, #1 (Briggs – 11-37R) – Makowka – CONA (Windows)
61. 170 Pleasant Street (Gillis-Kely – 11-39P) – Levy – COA (Basement Windows)
62. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
63. 160 Westminster Ave. (Jackson – 11-41M) – Nyberg – 10 Day COA (Shed)
64. 52-54 Westminster Ave. (O'Shea – 11-46M) – Makowka – CONA (Rear Deck/Porch)
65. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
66. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
67. 187 Westminster Ave. (Danaher-Obrien – 11-51M) – Makowka – CONA (Roof)
68. 187 Lowell Street (Grinnell – 11-52M) – Makowka – 10 Day COA (Door and Windows)
69. 82 Westminster Ave. (Ivers – 12-01M) – Makowka – CONA (Storm Windows)
70. 204 Pleasant Street (English – 12-02P **DENIAL**) – Makowka (Address Marker/Wall)
71. 10 Montague Street (Silverman/Stima – 12-05M) – COA (Deck Doors)
72. 55 Academy Street (Givertzman – 12-06P) – Nyberg – COA (Addition-Windows)
73. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
74. 23 Water Street (Whitford – 12-09R) – Baldwin – COA (Rooftop Solar Panels)
75. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
76. 3 Westmoreland Ave. (Canty/Eng-12-12M) – Makowka – CONA (Wall)
77. 41 Crescent Hill Ave. (Mead – 12-13M) – Makowka – CONA (Roof)
78. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
79. 734 Mass. Ave. (Davidson – 12-17J) – Makowka – CONA (Windows)
80. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)

81. 20 Russell Terrace (Ulin – 12-23R) – Makowka – CONA (A/C Replacement)
82. 30 Jason Street (Harris – 12-25J) – Makowka – CONA (Rear Windows)
83. 252 Pleasant Street (Schweich – 12-27P) – Nyberg – COA (Windows-Decks&More)
84. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
85. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
86. 114 Westminster Ave. (Fleming/Metzger – 12-32M) – Makowka – CONA (Windows)
87. 30 Jason Street (Harris – 12-34J) – Nyberg – COA (Windows)
88. 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence)
89. 10 Avon Place (Gnewuck – 12-37A) – Cohen – COA (Railing)
90. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
91. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
92. 47 Irving Street (Kaplan – 12-40J) – Cohen – COA (House Addition)
93. 119 Pleasant Street (Poulos – 12-43P) – Makowka – CONA (Roof)
94. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
95. 28 Russell Street (Ames – 12-45R) – Makowka – CONA (Fence)
96. 259 Pleasant Street (Fatula – 12-46P) – Nyberg – COA (Gutters)
97. 28 Russell Street (Amex – 12-48R) – Makowka – COA (Porch/Stairs/Railings)
98. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
99. 30 Jason Street (Harris/Charest – 12-50J) – Makowka – CONA (Sills/Wells)
100. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
101. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
102. 11 Oak Knoll (Clossey – 12-54P) – Cohen – CONA (Dormer, Window Repair)
103. 140 Pleasant Street (Haas – 12-55) – Makowka – CONA (Gutter)
104. 35 Jason Street (Lynch – 12-56J) – Makowka – CONA (Fence)
105. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
106. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
107. 3 Westmoreland Ave. (Canty – 13-03M) – Makowka – COA (Roof Vent)
108. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
109. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
110. 119 Pleasant Street (Poulos – 13-06P) – Makowka – CONA (Doors)
111. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
112. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
113. 160 Westminster Ave. (Jackson – 13-09M) – Nyberg – COA (Fence)
114. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
115. 19 Jason Street (Dargon – 13-11J) – Makowka – CONA (windows)
116. 188 Pleasant Street (Cleary/Carr – 13-13P) – Makowka – CONA (AC units)
117. 11 Oak Knoll (Clossey – 13-14P) – Makowka – CONA (window repair)
118. 24 Jason Street (Smith-Towner – 13-15J) – Makowka – CONA (porch repair)
119. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
120. 69 Crescent Hill Ave. (Bush-Sheldon – 13-17M) – Makowka – CONA (window replacement)
121. 7 Oak Knoll (Bailey – 13-18P) – Makowka – CONA (step repair)
122. 33 Westminster Ave. (Donnelly – 13-19M) – Makowka – CONA (roof)
123. 139 Pleasant Street (DaSilva – 13-21P) – Makowka – CONA (doors/insulation blow-in)
124. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
125. 161 Pleasant Street (Clinton – 13-23P) – Cummings - changed to Makowka – COA (posts)
126. 24 Jason Street (Smith-Towner – 13-24J) – Makowka – COA (gutters/fascia/soffits)
127. 170 Pleasant Street (Kelly – 13-25P) – Makowka – CONA (steps and sidewalls)
128. 144 Pleasant Street (Bemis – 13-26P) – Makowka – CONA (roof)
129. 20 Prescott Street (Vasilyev – 13-27R) – Cohen – COA (side porch and stairs)
130. 15 Wellington Street (Cohen – 13-28P) – Makowka – COA (gutters/fascia/soffits)
131. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
132. 210 Pleasant Street (Hart – 13-30P) – Makowka – COA (solar panels)

133. 118 Pleasant Street (Foley Trust – 13-31P) –Nyberg - COA (gutters)
134. 62 Crescent Hill Ave. (Wenocur/LeJeune – 13-32M) – Makowka - CONA (Fence/Driveway)
135. 26 Jason Street (Angelakis – 13-33J) – Makowka – CONA (rear windows)
136. 41 Crescent HillAve. (Mead/Hanley – 13-34M) – Makowka – CONA (stairs)
137. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
138. 14 Jason Court (Stone – 13-36J) – Makowka – CONA (fence sections)
139. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
140. 24 Russell Street (Smith-Fiorentini – 13-39R) – Makowka (CONA) (steps/deck)
141. 188 Pleasant Street (Carr – 13-40P) – Makowka – CONA (gutters/fascia)
142. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)

Meeting Adjourned 10:30pm